

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14423, of the Children's Oncology Services of Metropolitan Washington, D. C., pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the prohibition against the enlargement of a structure devoted to a nonconforming use (Paragraph 7106.14) to construct an addition in an R-1-B District at premises 1326 Quincy Street, N.E., (Square 3968, Lot 818).

HEARING DATE: May 14, 1986

DECISION DATE: May 14, 1986 (Bench Decision)

FINDINGS OF FACT:

1. The subject lot is located on Quincy Street between 13th and 14th Streets, N.E. The lot extends the total depth of the block from Quincy to Randolph Streets. It is known as 1326 Quincy Street, N.E., and is in an R-1-B District.

2. The subject lot contains approximately 68,000 square feet and is improved with a four story house built in 1912 of 10,000 square feet.

3. The area in which the subject site is located, is residential in character, and is developed with single family houses and some religious institutions on large sites. It is also 1.8 miles from Childrens Hospital. A Franciscan Monastery Hall is located directly to the east of the site.

4. By Order No. 12913, dated May 22, 1979, the Board granted permission for the subject property to be used to provide temporary accommodations to children and their families visiting D.C. area hospitals for the treatment of children, both on an out-patient and in-patient basis, suffering from certain tumor diseases such as cancer and leukemia and other illnesses. This facility is known as the Ronald McDonald House.

5. The applicant was incorporated in the District of Columbia on May 24, 1978, as a non-profit, non-stock corporation whose purposes are to operate exclusively for charitable, educational, humanitarian and other related purposes. It has a tax exempt status recognized by the Federal Internal Revenue Service and the District of Columbia.

6. The applicant is substantially supported by contributions. A minimal fee of ten dollars is charged to a

family per night of accommodation at the center if they are able to pay.

7. Pursuant to Paragraph 8207.11 of the Zoning Regulations, the applicant is seeking a variance from the prohibition against the enlargement of a structure devoted to a nonconforming use (Paragraph 7106.14) to construct an addition to the existing structure.

8. The house on the subject site currently has sixteen bedrooms, bathroom facilities, a resident manager's apartment, a double kitchen on the first floor, a second smaller kitchen in the basement, a large dining room, living room, children's play room, two TV rooms for families, two laundry rooms, and an office. An elevator is available for children requiring a wheelchair.

9. The grounds of the subject property include a 1,600 square foot deck and patio area, walkways, gardens, a basketball court, and children's play areas with swings, jungle gym, playhouse, sandbox, etc.

10. The subject property is valued at approximately \$1.2 million which includes the house furnishings which have been donated by individuals, community groups, and local businesses.

11. The Ronald McDonald House was dedicated in June 1980, and since that time has provided shelter, comfort, and support to more than 1,000 families from almost every State in the Union and 43 foreign countries. Some 40 to 50 percent of our families are military families with children flown in from all over the U.S. and abroad for treatment.

12. The proposed addition is badly needed to meet the increasing demand. Occupancy at the Ronald McDonald House has been averaging between 75 and 85 percent with many days of 100 percent occupancy when needy families are turned away. The facility is also in need of storage space necessary for the many donated items provided for the families' use such as linens, toilet items, laundry supplies, etc.

13. The proposed addition will also provide new living quarters for the facility's resident manager, her husband and two children who currently live in a square 500 foot two bedroom apartment in the existing structure.

14. The proposed addition to the House will be a two-story structure with a weatherproof "bridge" which would provide second-story access to the main House. Important features of the new addition include a greenhouse opening onto a new patio; a meditation room; a game room for teenage guests; two new guests quarters, with separate bath and kitchen facilities, especially constructed for the sterile

conditions needed for transplant and other patients with compromised immune systems, and their families.

15. The proposed addition will be approximately 60 feet wide and 44 feet in depth. It will be located on what is now an unsightly garage foundation. The addition will be attractive and match the materials and style of the existing structure.

16. The proposed addition will be located more than twenty feet away from the side property line and approximately 200 feet from the rear property line. The site is screened from adjacent properties by heavy landscaping.

17. Twelve parking spaces will be provided for staff and visitors on the subject site.

18. By letter dated April 30, 1986, and at the public hearing, Advisory Neighborhood Commission (ANC) 5A recommended approval of the subject application. The ANC reported that the subject non-profit organization, has national recognition for its endeavors to serve both the children with terminal diseases and their parents during their stay or visit in the immediate area for various types of medical treatments, etc. As the demands for utilization of such a facility has grown, so have the needs of monies, staff and additional space for these persons, who need to use this property. The community surrounding the subject site has seen the transition of a once run down property, owned by a special order of Catholic Nuns, who could no longer afford to maintainance the facility, to a new momumental landmark to serve the citizens of America. The ANC further reported that the subject property has been, from the very onset, a tribute to the community by the way it was refurbished and decorated both the interior and exterior. The appearance of the yard and garden have also improved. There can be no citizens opposition to the needed expansion, as proposed by the executive and the board of directors, who have always reached the community, via civic organizations and the elected ANCs, thru written and verbal communications. This property still will maintain ample minimum off-street and adequate parking for visitors and temporary residence of the facilities. The ANC reported it was proud to be supportive of such a humanitarian organization, which can only grow up-ward to benefit the serving of mankind. The Board concurs.

19. Neighbors of the subject site submitted letters to the record in support of the proposed addition.

20. There was no opposition to the subject application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a use variance, the granting of which requires a showing, through substantial evidence, of a hardship upon the owner arising out of some unique or exceptional condition in the property so that the property cannot reasonably be used for the purpose for which it is zoned. The Board must further find that the relief requested can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps.

The subject site is a vary large lot of 68,000 square feet improved with a house of only 10,000 square feet. The location of the proposed addition will not impact negatively on neighboring properties. The addition will be devoted to residential use. The application may be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Accordingly, it is hereby ORDERED that the application is GRANTED.

VOTE: 3-1 (William F. McIntosh, Paula L. Jewell, Carrie L. Thornhill to grant; Lindsley Williams opposed; Charles R. Norris not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: JUL 8 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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